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HA

WARRANTY DEED

The actual consideration or value for this transfer is $ 125,000.00 .

Doug Hong
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 8th day of AUGUST , 2002.

NOTARY PUBLIC
My Commission Expires: My Commission Expires JAN. 29, 2005

Davidson County DEEDWARR
Recvd: 08/09/02 14:10 2pgs
Fees:13.00 Taxes:462.50

20020809-0096522

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02070016

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Doug Hong 3901 Clarksville Pike Nashville, TN 37218	New Owner	69-04 / 84.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Doug Hong, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **MILDRED McKEE JACKSON**, now known as **MILDRED McKEE NEWBERRY**, and husband, **WILLIAM L. NEWBERRY**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

DOUG HONG, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in the 13th, formerly 23rd, Civil District of said County, being Lot No. 1 of Block "AA" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.

Said Lot No. 1 fronts 100 feet on the westerly side of Tennessee Highway No. 112 and runs back between parallel lines with the northerly margin of West Hamilton Road, 200 feet to a dead line.

Being the same property conveyed to Thomas G. Jackson and wife, Mildred McKee Jackson by deed from C. G. McKee and wife, Edine McKee of record in Book 2156, page 584, Register's Office for Davidson County, Tennessee. Subsequently, Thomas G. Jackson having conveyed to Mildred McKee Jackson by deed dated August 23, 1963 and of record in Book 3640, page 189, said Register's Office. Mildred McKee Jackson is married to the Grantor William L. Newberry and is now known as Mildred McKee Newberry; William L. Newberry executes this document to convey any interest he has in the subject property, marital or otherwise.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. We do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1130, Page 54, said Register's Office.; Covenants and Restrictions contained in the instrument recorded in Book 3902, Page 725, said Register's Office; Subject to Sanitary Sewer Easement of record in Book 5587, page 463, said Register's Office.

This is improved property known as: 3901 Clarksville Pike, Nashville, TN. 37218.

Witness our hands this 8th day of AUGUST, 2002.

Mildred McKee Newberry
Mildred McKee Newberry

William L. Newberry
William L. Newberry

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, *a Notary Public in and for said County and State, the within named* Mildred McKee Newberry and William L. Newberry *the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 8th *day of AUGUST, 2002.*

NOTARY PUBLIC

My Commission Expires: 3-27-04

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LEROY J. ELLIS IV MY COMMISSION

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WARRANTY DEED

From: ***Mildred McKee Jackson, n/k/a Mildred McKee Newberry*** and husband, ***William L. Newberry***

To: ***Doug Hong***

Property:

3901 Clarksville Pike
Nashville, TN. 37218

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003